

## NOTICE ABOUT DECISION - STATEMENT OF REASONS

*The following information is provided in accordance with Section 63(5) of the Planning Act 2016*

The development application for:

<b>Proposed Development:</b>	Construction of a 72m <sup>2</sup> Domestic Outbuilding associated with an existing Dwelling	
<b>Application No:</b>	010.2018.506.001	File Refs: A4101 & LG7.5.1
<b>Street Address:</b>	26 North Street, Dalby	
<b>Real Property Description:</b>	Lot 4 on RP2203	

On 22 November 2018, Council issued an Exemption Certificate for a proposed 72m<sup>2</sup> Domestic Outbuilding located at 26 North Street, Dalby.

This Exemption Certificate has a relevant period of two (2) years and expires on 23 November 2020. The proposed development must be completed before or on this date.

### 1. Reasons for the Decision

The development is exempt under this Certificate under Section 46(3)(b) of the *Planning Act 2016* for the following reasons:

- The effects of the development would be minor or inconsequential, considering the circumstances under which the development was categorised as assessable development.
- The development is consistent with the scale of development associated with an existing residence within the Low Density Residential Zone.
- The development is not considered to materially impact or increase flooding on the property or on adjoining properties.

### 2. Assessment Benchmarks

The following are the benchmarks applying to this development:

Benchmarks Applying to the Development
<ul style="list-style-type: none"> <li>▪ <i>Planning Act 2016</i> <ul style="list-style-type: none"> <li>· Chapter 3, Section 46</li> </ul> </li> </ul>
<ul style="list-style-type: none"> <li>▪ Western Downs Planning Scheme 2017           <ul style="list-style-type: none"> <li>· Flood Hazard Overlay Code</li> <li>· Low Density Residential Zone</li> </ul> </li> </ul>

### 3. Compliance with Benchmarks

The proposed development is for a 72m<sup>2</sup> shed associated with an existing residence.

The development of a shed is normally associated with residential living. The development is of the scale and intensity that people would expect to see in a residential locality.

Based on the scale and nature of the development and location of the existing residence, the development will not impact on the amenity of the streetscape or surrounding properties within the Low Density Residential Zone.

The proposal will not materially increase the impact of flooding on the property or on adjoining properties.

